150 HOUSES FOR SALE

Frank A. Martin Agencies Ltd.
1114 Blanshard Street

HIGH GORGE 2 BEDROOMS FULL PRICE $9950
This attractive stucco bungalow is ideally located for the small family or retired couple. Situated on a quiet street close to all conveniences on a beautiful garden lot in this very popular area. Comprises entrance hall to good-size living room with fireplace, electric cabinet kitchen with adjoining dining area; 2 good-size bedrooms and 4-pc bathroom. Full basement, drive-in garage and automatic oil heat.
To view call D. Munro, GR 7-1705 or office EV 5-8704. EXCLUSIVE LISTING.

OAK BAY BORDER QUIET SECLUSION
Location, on a quiet, boulevarded street, yet close to all conveniences. Condition — Immaculate inside and out with comfortable living room with fireplace, adjoining dining room bright cabinet kitchen, two bedrooms and bathroom. Full basement with hot-air heating. Lot fully landscaped, fruit trees, separate garage and small summer house. Extras include kitchen range, venetian blinds, wall-to-wall carpet, low taxes and large 6% mortgage, payable at $60 per month. Call now, you must admit there's a lot here for the low price of $8950
Exclusive listing with J. Moore, EV 2-3646 or office, EV 5-8704.

OAK BAY SOUTH 3 Bedrooms
New attractive, spacious bungalow located among lovely homes and just two blocks from the beach. Large L-shaped living-dining area with fireplace, family-size electric cabinet kitchen, 4-pce bathroom and vanity, three good-size bedrms with ample closet area, full basement, roughed-in rumpus room, Oil-O-Matic heat and drive-in garage. Very generous terms on the full price of $17,950
To view, call D. Munro, GR 7-1705, or office, EV 5-8704

HIGH QUADRA Owner Transferred Terms $11,500 Terms
Two large bedrooms, large living room with lovely stone fireplace, large dining room, modern kitchen with dining area, 3-pce bathroom, a full basement with new G.E. auto oil furnace. Beautiful landscaped garden at rear and attractive frontage. Separate garage. Close to shopping and school. Owners will sell fully-furnished.
Salesmen
D. Dowsley EV 5-2503 — C. Sinden EV 3-0395
Office, EV 5-8704

3 BEDROOMS CLOSE IN
This delightful home has some unique features such as cedar panelling in living room and dining room, raised-hearth fireplace, cedar siding and stucco. Bedrooms are good-size with large closets. Large utility off kitchen. Pembroke bath. Separate garage. Landscaped. A lovely home convenient to schools and shopping. Priced at only $9850
$2,000 down.
Call Ken Jensen, EV 5-8704 or B. Walz, GR 9-6638

Brand New
4 bedrooms on 1 floor. Drive by 3582 Richmond Rd. Large modern bungalow, with completed rumpus room and fireplace. Master construction throughout. Call me for detail plan of this lovely home. J. Mann EV 5-3857 or office EV 5-8704 for particulars and appointment to view.

Priced Right and Will Sell
2 stucco bungalows on same street, on bus line in city—only 2 yrs old, with 2 bedrms and spacious living room, modern conveniences.
Asking only $10,750
Good mortgage on balance like rent. Hurry on these.
Call J. Mann EV 5-3857 or office EV 5-8704 for particulars.

Doctors, Lawyers, Merchants, Chiefs
Yes, this ultra-modern, 3-yr-old home is meant for anyone desiring space, convenience location; and, what's more, that sought-after and hard-to-find

Panoramic Sea and Mountain View
Finest construction throughout, this spacious, three-bedroom home, located high on a quiet street, where you will find other quality homes. Each room was carefully planned for utmost space. Massive living room and dining room kitchen with dining area. French doors to lge sundeck, master bedrm with separate powder room, de luxe bathroom, complete high basement with 30-ft. rumpus room and fireplace—all at ground level—has large windows overlooking beautiful view; separate game room, workshop, furnace and utility rooms and extra bath, large double garage and storage space. It is impossible to list all the features you would find in this home. I would be extremely proud to take you through at your convenience. Do call to see this outstanding value at a price you will agree is right.
Please call J. Mann, EV 5-3857, or office, EV 5-8704

Exclusive $2200 Down New NHA
1. LOVELY 3-BEDROOM HOME, FULL BSMNT, PLANTER INSIDE, BRICK-TO-CEILING FIREPLACE, OIL-O-MATIC HEAT, ONE ROOM ALL MAHOGANY WALLS, NEW SUBDIVISION. PRICE $13,800

Exclusive $2000 Down Brand New
2. 3 BEDROOMS, FULL BSMNT, DRIVE-IN GARAGE, OIL-O-MATIC HEAT MANY LOVELY FEATURES. LOCATED IN NEW SUBDIVISION. FULL PRICE $13,200

Exclusive $2000 Down Brand New NHA
3. VERY CLOSE IN. SEE THIS LOVELY 2-BEDRM, FULL-BSMT HOME. CLOSE TO ALL CONVENIENCES. FEATURING OIL HEAT, VANITY AND VALANCES, ON SEWER AND SIDEWALKS. FULL PRICE $13,600
HURRY ON ALL THREE ABOVE! THEY JUST CAN'T LAST.
Call Len Wardle, GR 7-3348, or Lew Moffitt, GR 9-2620; office, EV 5-8704.

$1000 DOWN $75 PER MONTH Glen Lake
This fine home with almost immediate possession, located on a gently-sloping lot of over 1 acre. Home has living room with fireplace, large kitchen with new automatic oil range, roomy bedrooms, fully landscaped, separate garage and workshop. CALL NOW. Full price $8575
Call Ken Jensen, EV 5-8704, or 455M Keating, B. Walz, GR 9-6638.

BRAND NEW
$12,250 Full Price — $2,250 Cash Down
$62.00 Per month. Principal, Interest, Taxes.
1,310 sq. ft.
3 Bedrooms
Living room with fireplace, dining area. Large family-sized kitchen, utility room, electric heat. Carport. Attractive bungalow.
Salesmen
C. Sinden EV 3-0395 — D. Dowsley EV 5-2503
Office EV 5-8704

NORTHWESTERN SECURITIES
OF VICTORIA LTD
631 YATES AT BROAD EV 5-6741

"FARM BUYERS"
70 acre farm located right by Cowichan Bay Rd. 1½ miles from the bay and fishing. Lovely grazing land for dairy, etc. Plus 16 acres small timber. Wholesome home O-O-M heat, electric kitchen stove. For full particulars please phone H. BITTERMAN, EV 5-6741.
End price with terms $25,000

"OAK BAY MODERN"
1,500 sq. ft. of comfortable living. "L"-shaped living and dining room, so designed to invite entertaining. Kitchen is spacious with all conveniences. 3 bedrooms, full basement with roughed-in rec. room with fireplace. Situated on a quiet street among new homes. This 2-year-old lovely home is exclusive. Call me anytime. The price is right at $19,900
VERA PIPES, EV 5-6741

"CADBORO BAY"
Charm, seclusion and a sheltered beach, are only a few of the features of this modern 3-bedroom stucco home. An exclusive listing. For further particulars and appointment to view please dial MRS. WELLINGS, EV 5-6741 or GR 7-2769.

"COLWOOD-LANGFORD"
Are you in the market for a suburban home? Then why waste time looking at only ONE house, DON BACON is the man who has his hands on the pulse of the Colwood-Langford area. Spend two hours with DON BACON and your problem will be solved. It is as simple as that. Make your choice from the wide selection he has to offer. Others have benefited by the services of DON BACON. Why not you? Price range from $5000 to $18,000.
DON BACON, EV 5-6741 or EV 4-0237.

"TRIPLEX"
Near sea and park, this is one of the most solid properties you'll find. Styled cement block construction, renewed wiring and roof, full bsmt, Oil-O-Matic heat, 4-car parking space, separate meters AND two of the suites fully furnished including stoves and fridges. If you know quality and value see this $16,200
I. G. PATRICK, EV 5-6741. Res. EV 3-9043.

"EXCHANGE"
Will exchange modern 3-bedroomed home on approx. 1 acre of waterfront property within three-mile circle. Approx. value $16,000 for home of similar value on water ten or twelve miles of Victoria. Phone CYRIL SAINSBURY, EV 5-6741 or EV 4-9035.

"BUY TODAY"
For tomorrow's happiness in this attractive and desirable home, featuring a cosy living room with dining area, 2 bedrooms and den. Outstanding electric cabinet kitchen, 4-piece bathroom all with lovely oak floors and ample size. Plus rumpus room and 3-piece plumbing in the full basement. Only 2 years old. The price of $15,645 and terms should sell immediately by phoning JOHN A. FIDLER, EV 5-6741 or EV 2-2223.

"2 BEDROOMS 1 YEAR OLD"
This lovely home near Shelbourne has large living rm, Roman tile brick fireplace, mahogany cabinet electric kitchen, oak floors, Esso automatic oil heat, full basement, carport and can be yours for only $11,500
With a low down payment. Call AKSEL PETERSEN, EV 5-6741 or EV 4-6571.

"COUNTRY ATMOSPHERE"
Here is a dandy home situated close to all conveniences. Only 3 years old, it has a lovely living room with dining area, 2 bedrooms, 4-pce colored bath, large electric kitchen including range. Full cement basement with an additional room, attached garage and beautifully landscaped. All this for only $11,500
Call PAT MURPHY now at EV 5-6741 or EV 5-6984.

"DUPLEX"
$1,000 DOWN
buys this modern-style up-and-down stucco duplex. Oil heat. One completely furnished suite plus 2 new gas ranges and frig. 5 rooms for owner. Basement. 2-car garage. Separate meters (gas and elec.)
Price $10,950
Call S. SPAVEN, EV 5-6741 or eves., EV 4-7013.

"HAULTAIN ST."
Four-year-old 2-bedroom stucco cottage, O-O-M heat, full basement, $2,000 down will handle, close in, close to bus, stores, etc. Wall-to-wall carpet. Good monthly payments. Phone H. BITTERMAN, EV 5-6741. P.S.—Hardwood floors throughout.

"READ THIS"
MY CLIENT HAS $40,000 CASH TO invest in revenue property, or it could be a house that can be rented. Oak Bay preferred. Call RACHEL RUSSELL, Phone EV 5-6741 or EV 5-4140.

"IF YOU WANT A FARM"
A house with a couple of acres or just a building lot. Call AKSEL PETERSEN for a weekend special.
EV 5-6741 or EV 4-6571.

"5 BEDROOMS"
Family home, extra lot included. This is the buy of the year for you and your children. Large bright rms, fireplace and features an extra kitchen—if needed for revenue. With its basement, great garden, double garage and selling on TERMS this is a MUST see for you $10,200
today
Please call I. G. PATRICK, EV 5-6741. Res. EV 3-9043

"CAFE BUYERS"
Let me show you these two little money-makers, in good location. Please phone H. BITTERMAN, EV 5-6741.

NORTHWESTERN SECURITIES
OF VICTORIA LTD
631 YATES AT BROAD EV 5-6741

WHO EVER HEARD
Of a 2-YEAR-OLD, 2-bedrm, full basement home situated in a high location in Victoria West for only $9500
With $1,700 DOWN?
I have such a prize to offer you. Call PAT MURPHY, EV 5-6741 or EV 5-6984.

"COUNTRY COTTAGE"
20 minutes from town, with flowers and trees set high with a nice outlook. Living room in knotty pine with wall-to-wall carpet. Modern cab kitchen, 2 bedrooms, large garage, dog kennels, chicken house. Peaceful, bright and clean. If its the country you want see this. Full price $8600
Please call RON de MONTIGNY, Phone EV 5-6741 or EV 5-1437.

"SNAP $1500 DOWN"
Cosy 2 or 3-bedroom family home in Haultain area. Insulated, easy to heat. Full basement, 1,175 sq. ft. On quiet street. Lovely condition. Full price $8500
Call TED CHARTRES, EV 5-6741 or EV 5-5508.

"SEMI-FURNISHED"
Big house in good condition. Revenue potential with good ground floor suite for owner. Upstairs 3 or 4 bedrooms can be let out to offset payments. Handy to Parliament Bldgs., VMD and industries in James Bay. Good rental area. Full price only $7950
With $1,400 down. Call SUZANNE HOBSON anytime EV 5-6741 or EV 2-7828.

"ESQUIMALT $1250 DOWN"
A very well kept 4-room bungalow in spotless condition with extra room and toilet in basement. Clean lot with fruit trees. Near transportation and schools. Full Price $7950
Easy monthly payments. Phone HARRY HOBSON, EV 5-6741 anytime.

MODEST RETIREMENT
May I show you who no longer need a large family home this delightful bungalow?
Automatic heat.
No steps.
Close to all conveniences.
Under $7,500. Attractive terms. Please call JIM GOLBY, EV 5-6741 to view today.

"VICTORIA WEST"
High location, 5-room house consisting of 2 bedrooms living room, dining room electric kitchen and utility. Close to shops, churches and transportation. No steps partial basement with automatic oil furnace. New Duroid roof and a real clean home Full price $7500
Phone FORD McBRATNEY EV 5-6741 or EV 3-0429.

"$4950 FULL PRICE"
At this price you can afford to make this cottage into a very attractive comfortable home with very little effort. Valuable corner lot of 105 ft. in nice location. Please call at anytime SUZANNE HOBSON, Phone EV 5-6741.

"2 LOTS"
Near Interurban and Willkinson. City water. $1,100 each. Phone HARRY HOBSON, EV 5-6741 or EV 2-7828

"VIEW ROYAL"
This 15-year-old home of three bedrooms is situated close to stores, bus and school on a high lot with generous view. It has a full cement basement with furnace and a separate garage. All is in excellent state of repair.
Full price $8650
With generous terms. For details phone CYRIL SAINSBURY, EV 4-9035, or EV 5-6741.

STEWART CLARK & CO.
608 Broughton St. Phone EV 5-2481

LANSDOWNE
This attractive 6-room modern home consists of large LR, DR, 3 bedrms. Attractive elec cab kitchen with utility. Excellent basement with FP, room for rumpus. A pleasure to show. Nothing to compare with this for value.
Priced at $17,950
EV 5-2481 Mrs. Elliott; Eves., EV 3-9893.

TEN MILE POINT
This attractive stucco bung in a parklike setting with a glimpse of the sea offers ent hall, 17x14 LR, 2 bedrms, elec kit with dining space, utility, lge storage rm and workshop, sep garage, oil pkge heat. Just listed and priced for quick sale at $15,000
EV 5-2481 Mr. Lukey; Eves., GR 7-2040.

CADBORO BAY LOOK WHAT WE FOUND
A dandy little stucco bungalow with a sea view. This is an older-type home, but a new pkge oil heat unit has been installed in the basement. Small LR, 2 good size bedrms, elec cab kit, plumbed for washer, elec dom HW and Venetian blinds. Very low taxes. Where else can you obtain a home by the sea for only $8500
With terms.
EV 5-2481 Mr. Crickmay; Eves., EV 5-3170.

ROCKLAND
A step to Government House, off Joan Crescent. Spacious bung, 2 bedrms and den or 3rd bedrm, oil HW htg, utility off elec kit, no steps, small lot. Terms available. Must be sold. Open to offers.
Asking $14,000

SEE 225 WILDWOOD
This Oil-O-Matic heated 5-rm bung with full bsmnt must be sold. Wired for elec range, neat fenced garden. Low down payment to responsible purchaser. Vacant possession
Asking $10,500
EV 5-2481; Eves., Mr. Custance EV 3-7936, or any salesman.

2½ ACRES WITH 2-YEAR-OLD HOUSE
Exterior knotty pine and stucco. Inside you find living room with big windows. Kitchen and 2 bedrooms, 2 extra rooms in basement also extra toilet. Large sun deck and carport. This house is rustic in appearance and stands on 2½ acres of good soil. Fruit trees, schools, bus nearby. Only 10 minutes from city centre. Full price $11,000
with only $2,000 down. EXCLUSIVE WITH HARRY HOBSON of Northwestern Securities of Victoria Ltd. Phone EV 5-6741 anytime.

PEMBERTON HOLMES, Ltd
ESTABLISHED 1887
1002 GOVERNMENT EV 4-8124

6 LARGE ROOMS
High on a hill-top on an acre so shaped as to provide two other lovely building sites of ever increasing value, this 1,400' bungalow is only 3 years old. Owner already transferred, leaving wife and family to follow. All reasonable offers considered. MERITS IMMEDIATE INVESTIGATION. Reduced to $17,200
Mr. Love, EV 4-8124
Evenings EV 4-6056

EXCLUSIVE 7 SUITES ROCKLAND
Drastically reduced in price to settle estate. Strongly recommended, good income. Reduced from $39,000. NOW ONLY, WITH TERMS $30,000

OAK BAY DUPLEX
6 beautiful large rooms, with two baths, also 3-room self-contained suite rented at $65. Excellent view of the Straits of Juan de Fuca from all windows. Full price only $20,000
Jack Brown, Eves. EV 4-6976
Jack Middleton, Eves. GR 9-4327

SEA VIEW—OAK BAY 6 ROOMS—$20,000
Delightful modern 6-room suite in a de luxe apartment building. Spacious entrance hall with wall-to-wall carpet, living room 23' long, guest-size dining room, Youngstown cabinet kitchen with G.E. appliances, 2 twin-size bedrooms and bath, also small den. Individually controlled hot water heating, automatic laundry, carport and many extras included. This provides the ultimate in comfort in a premium location at low maintenance.
For appointment to view phone Mrs. Shirley, EV 4-8124 or EV 4-8485 eves.

INTERESTED?
Do you want a comfortable home with LR, modern kitchen, Pembroke bathroom, 3 bedrooms, full basement and low taxes in a most convenient Oak Bay location? Clear title. Terms to suit $12,600
Call us at EV 4-8124 or after hours, Mr. Love, EV 4-6056; Mr. Jones, EV 3-3283.

NO STEPS
Near transportation and shops. Brand new and planned for the family who want to live on one floor. This home features a large living room, bright, modern kitchen with large nook, utility and storage room, three bedrms, 4-pc bath, package Perimeter oil heat. Insulated, warm and cosy. We'd like you to see it. Terms $2,500 down, balance $81 P.I.T., 6%. Asking $12,700
E. K. Lane, EV 4-8124; eves. EV 2-5362.

GORDON HEAD MAGNIFICENT SEA VIEW
This 6-roomed bungalow with best of material and labor, under construction, completed in February. Living room, fireplace, 3 bedrooms, best of HW flooring throughout, vanity bathroom, elec kitchen. Carport. FULL HIGH CEMENT BASEMENT, laundry tubs, plumbed for washer and dryer. Oil package heating. THE LANDSCAPING LENDS itself to sheltered sunken garden with lovely trees. Price on good terms $19,900
MR. MERRIMAN, EV 4-8124; res., EV 5-7033.

FAIRFIELD WHY NOT S-P-R-E-A-D OUT?
Give your family elbow room! Ideally located, near the beach and with all facilities close at hand, we offer this fine semi-bungalow in top condition. It provides 4 bedrms (or 3 and a den), large living and dining rooms, double plumbing and fully-panelled rumpus room, etc., in basement. Don't pass this up! PRICE $15,750
EV 4-8124, Mr. Simpson; res EV 5-7369.

LANSDOWNE SLOPE
Ideal for Retired Couple
This most attractive white stucco bungalow has spacious entrance hall, 15x18 living room with fireplace, hardwood floors. Large cabinet kitchen, two bedrooms, 3-pce bathroom. Basement, laundry tubs, hot air oil heat. New Duroid roof. A lovely home on a quiet street in a most desirable area.
FULL PRICE ONLY $11,000
W. WOODLEY, EV 4-8124; Res EV 4-3916

Waterfront EXCLUSIVE
COUNTRY LIVING
15 MINUTES FROM THE CITY
160' waterfront with 1½ acres. Seven-room compact house with oil furnace extra plumbing in the basement. Hardwood floors. Cabinet kitchen, two bedrooms on the main floor and two upstairs with room for a possible third. Well-laid-out garden with flowering shrubs, small greenhouse, garage space for two cars. Marvellous view of the straits and adjacent islands. Price $18,900
DOROTHY KIRKPATRICK, EV 4-8124; eves. Keating 68 X

DUPLEX SIDE-BY-SIDE $12,950
Be the first to see this GOOD INVESTMENT. 2 bedrooms each side and complete with electric ranges, copper elec HW tanks and oil heating, lock-up garages. Rent $70 each. OWNER PAYS TAXES $160, and water ONLY. Immaculate condition throughout.
EXCLUSIVE LISTING
D. E. WILKINSON, EV 4-8124; res., Sidney 652.

Exhilarating WATER VIEW
Try your $1,000 down on this grand family home overlooking the Gorge waters. Full basement, cosy living room with fireplace, family-size dining room, two spacious bedrooms on main floor and enclosed stairway leading to unfinished attic that, with a little work could be finished as two EXTRA bedrooms. Some decorating needed, but look at the price $7950
See this today with Mrs. Bacon. Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 4-0237.

BY A PLACID LAKE
Old World cottage of 4 rooms in landscaped grounds, plus 4-roomed cottage and partly-finished one-roomed cottage. 130 feet lake frontage. Terms $5,500 down. Alex Paze, EV 5-6741 or EV 3-1594. Northwestern Securities of Victoria Ltd., 631 Yates Street.

Ker & Stephenson Ltd.

NHA 3 Bedrooms Full Basement Oil Heat Drive-In Garage As Low as $440 cash
BUILT ON YOUR OWN NHA APPROVED LOT MONTHLY PAYMENTS ON NHA MORTGAGE APPROX. $73.88
For full information please call BERT DAYKIN
Phone EV 5-3411 or EV 2-0255

2-BEDROOM BUNGALOW
Attractive 2½-year-old home on high ground with every convenience for comfortable living. This well-kept home has large living room with fireplace, 2 bedrms, cab kitchen, 4-pc bathrm, full cement basement, recreation room, drive-in garage and oil heat.
For appointment to view call MR. LEMMON at EV 5-3411 anytime.

BARGAIN FOR CASH $8750
High Quadra area, an immaculate home for a retired couple. 15 years old, stucco, 4 rooms, full basement, garage under. Oak floors, HA furnace. Landscaped gardens. Taxes $132.
EV 5-3411, Mr. Nichols, GR 7-3088.
EV 5-3411, Mr. Vallance, GR 7-1917.

ESTATE SETTLEMENT
Vacant possession can be obtained on 531 SELKIRK. Drive by this charming bungalow and note its lovely setting. The main floor holds four good-sized rooms, and there is another in the basement. Package unit oil heat. $3,200 down and $80 a month with the full price only $11,200
EV 5-3411, J. H. Ford, EV 5-3411
EV 5-3411, Larry Wagner, EV 5-3411

SEA FRONT OAK BAY $18,500
5-room suite with 24' LR also DR, kitchen with electric range, refrig. Two 18' bedrooms. Tile bath. Entrance hall, storage rooms, elevator, carport. Laundry room with washer and dryer. New building. $45 per month includes taxes, heating.
EV 5-3411 Mr. Nichols GR 7-3088
EV 5-3411 Mr. Vallance GR 7-1917

UPLANDS EXCLUSIVE
We can offer you almost immediate possession of this attractive and well-built home in this very desirable area. Pleasing entrance hall, large living room (16x25), guest-size dining room, powder room, modern kitchen with breakfast area, graceful open stairway to three bedrooms and bathroom up, full basement with recreation area and maid's quarters. Nice garden with lawns, patio and trees. This is a house that we can highly recommend. Further particulars gladly given.
Fairly priced at $29,950
Mrs. Harvey and Mrs. Speed
EV 5-3411 — EV 5-3411

SPECTACULAR VIEW OAK BAY
This is modern living at its best with many labor-saving devices for the housewife. Lovely entrance, large living room, dining room, de luxe kitchen (with built-in dishwasher), breakfast area, utility room and 2-pc washroom, large master bedroom and bathroom en suite. Two additional bedrooms and 4-pce bathrm. Full basement with every possibility of being made into an attractive suite or spare rooms. Accommodation for two or more cars. Excellent construction throughout. Good value at the price asked
$30,000
EV 5-3411 Mr. Speed EV 5-3411

KER & STEPHENSON LTD.
Member Multiple Listing Bureau
909 GOVERNMENT STREET

HOLLICK REALTY (1958) LTD.

CLARKE & WALLACE
1118 Quadra EV 5-8794

MUST BE SOLD
Try your offer on down payment on this 5-room bungalow near bus and stores. Liv rm, smart cabinet kitchen, 2 bedrms, vanity bath. Full basement with new oil furnace. See this today. $8000
Asking
T. Clarke or E. Wallace.
EV 5-8794, EV 2-6817, EV 2-8493

PICTURE BOOK
3-BEDROOM BUNGALOW with charm and individuality. Among all new homes in high location. Artistically decorated throughout. Lovely landscaped grounds. This home is designed for easy living and lots of comfort. Must be seen to be appreciated.
Price $13,000
Mrs. Wallace, EV 5-8794, EV 2-8493

3 NEW HOUSES EACH $2500 DN.
2 with 2 BRs and basement.
1 with 3 BRs and no basement.
Near all conveniences.
For details phone A. V. Waite, EV 5-8794, EV 5-1513

$12,900—OAK BAY
Quite perfect little 2-bedroom home in good district. Through hall, excellent basement, Oil-O-Matic heat, roll-door garage, 50x120 landscaped grounds. Please call Mrs. Peterson, EV 5-8794, OR 9-6858.

McCANDLESS REALTY
830 Fort Street Phone EV 3-6111

SPECIAL $1350 DOWN Furnished Cottage
Four spotless rooms, living room, fireplace, light floors, two bedrooms, small bright kitchen with nook, cab, pantry, 3-pce bathroom, new oil range and tank. Rewired. Duroid roof. Nice garden. Low taxes. Handy location on bus line near Haultain Street. Furnished inc. fridge, washing machine.
REAL VALUE AT $6300
Eves., Mrs. Ramsdale, EV 4-5855

RITHET Consolidated Ltd.
Est. 1873 706 Fort St.

2 DUPLEXES QUADRA ST.
Immaculate duplex — an older home with character. City location.
DOWN: Spacious entrance hall, "Homey" living room with Inglenook fireplace. Large family dining room with built-in sideboards, the drawers open with one finger. They just don't make them like this anymore. One bedrm and den or second bedrm. Electric kitchen and pantry.
UP: Large landing converted into convenient kitchen with electric stove, sink, fridge and D.A. There are 3 nice rooms. Arrange them for your requirements. 2-pce bath and shower; also sunporch. Taxes only $184. Nice lot, separate garage. FC basement.
Full price $15,300

GRAHAM ST.
Ideal home for couple and revenue. Separate entrances and meters.
DOWN: Large LR, attractive planter and shadow box secludes "L" for dining area. 2 bedrms, 3-pce bath, large kitchen with DA. Gas stove and garbage burner.
UP: 4 large rooms, at present 2 bedrms and LR. Nice kitchen, gas stove. Large bathrm has room for washing machine; separate toilet. Close to bus. Only $10,800
Phone for information two above.
QUEENIE HADDOW
EV 2-4251 — EV 4-3923

TURQUOISE and CORAL
make this kitchen "Something Special," in fact, the whole little house is "Special." Large LR with FP, 2 very nice bedrms, FC bsmt, pkge oil heat; drive-in garage and best of all, very good terms. Only $10,500
Please call
MRS. LAVENDER
EV 2-4251 — EV 5-6327

ONE ACRE
Of stately trees and rock garden surrounds this lovely home. Large LR and DR, 4 bedrms, full basement with beautiful recreation room, garage AND carport. Secluded but close in $16,900
A. R. FOSTER
EV 2-4251 — EV 2-0722

SUN DECK WEATHER
Is on the way and the Sun Deck is just one of the many extra features in this lovely Fairfield 2-bedrm home. Thru-hall plan, large LR with granite FP, panelled wall, built-in bookcases and indirect lighting. Colorful elec kit and corner windowed DA. Main floor utility, FC bsmt, large finished rec room with FP. Oil heat, attached garage. Gleaming white shake exterior with attractive brick trim, well kept small garden, shrubs and fruit trees. Asking $15,250
Don't be too late!
MRS. LAVENDER
EV 2-4251 — EV 5-6327

SECLUSION GRACIOUS LIVING
There is a beautiful 5-room bungalow, 8 years old, among trees in a high area where you have a perfect view of Juan de Fuca Strait. If you would like beauty, comfort and quiet do read on and phone me. LR 16x21 ft. has HW floors, FP and picture window, arch to nice DR with built-in corner cabinets 2 nice bedrms, one with picture window. Very convenient cabinet electric kitchen with DA. 4-pce bath. There is ample cupboard space. Drive-in garage, utility, extra toilet and shower. 2/3 acre of treed property insures seclusion. Taxes only $159.
Full price $17,950
QUEENIE HADDOW
EV 2-4251 — EV 4-3923

ELK LAKE ½ ACRE
Lovely 6-rm home near Elk Lake. 3 nice bedrms. Large LR and DR with French doors leading into the garden. Elec cab kitchen with double sink. Fine utility has everything. Home very tastefully decorated. Garden nicely landscaped, terraced lawns, garden path, etc., berry bushes and fruit trees. $16,000
Only
With terms.
MRS. ANDERSON
EV 2-4251 — EV 4-3923

OAK TREE SETTING
Five spacious rooms, older but very nice. Granite FP in LR, built-in buffet in DR. FC bsmt, new oil furnace, good wiring, garage and carport. Secluded back garden. Terms. Asking $11,500
Please call
MRS LAVENDER
EV 2-4251 — EV 5-6327

C.N. Montague
CO. LTD.
1028 Blanshard at Fort EV 4-9318

OAK BAY
6-rm older 3-bedrm siding one-floor family home, full bsmt. Excellent location north of the Avenue. Low taxes. Asking price $7500
Call B. E. Porritt, EV 4-9318, EV 4-6132

RETIRING ON SMALL PENSION?
Low price—low upkeep. Six-year-old stucco, immaculate, fully insulated, spacious rooms. Excellent small garden, young fruit trees and berries. Spacious garage (stucco) and workshop. Cement driveway and sidewalk $8400
or near offer for cash
Mr. Betts, EV 4-9318, EV 3-7998
Exclusive

DISTRESS SALE!
High Gorge, among all new homes, sparkling, bright 4-rm bung, fully furnished. Must be sold. Furn., $3,700 down; unfurn., $2,700 down. Full price, unfurnished $7850
Ruth E. Hutcheson, EV 4-9318, GR 8-3036

C. N. MONTAGUE CO. LTD.

RETIRED?
This is for you! New, 3 rooms, LR, 2 bedrms, kitchen and utility. Nice lot, easily kept. No basement. Hot water oil heat. Near bus and shops. Dead end street. Nice and quiet.
Total price $10,500
Call J. A. Dunick, EV 2-9145 or GR 9-3395

VICTORIA REALTY LIMITED

P. R. BROWN & Sons Ltd. — Est. 1909
1112 Broad St. Phone EV 5-3435

FAIRFIELD 2 Yrs Old Cute and Cosy
Ideal family home comprises 3 bedrms, LR 12x16, with FP, DR 9x8, elec cab kit with nook, 4-pce bath. Oak floors throughout. Full high bsmt contains rec room and 3-pce plumbing. O-O-M heating. Domestic HW electric. Fully insulated. On sewer. Carport. Smart stucco exterior and Duroid roof. Lot size 63x170. This property is well landscaped and is in very good condition. FULL PRICE $15,700
For further particulars and terms phone A. Marion, EV 5-3435, Res. EV 2-0697.

Exclusive OAK BAY 5-RM MODERN BUNGALOW 2 BEDRMS
Spacious 5-rm stucco bungalow full cut hardwood floors, entrance hall and thru hall. Lovely LR, fireplace, French door into full dining rm, elec cab kit, dining space. Full cement bsmt, hot air piped auto oil heating, separate garage. PRICE $12,950
To view, terms, etc., please call Mr. Houston, EV 5-3435, Res. EV 5-6476.

FAMILY HOME
You just have to enter this immaculate 3-bedroom home to realize the workmanship put into it. Large LR with Roman tile FP connects to DR; oak floors throughout, spacious cab kit (220v.), with breakfast nook; 4-pc bath. Full high cement basement, Oil-O-Matic heat. Drive-in garage. Fully insulated, 2½ years old. Top value. No redecorating just move in. Will not be on the market very long. Purchaser to assume existing mtge of approximately

$9000 AT 5½%
monthly payments $81 including principal, interest and taxes. FULL PRICE $12,950
For further information and appointments to view call F. Scherbaum, EV 5-3435 or EV 2-8301 anytime.

DESPERATE
The present owners are cramped for space, they have to sell and find a bigger home. This 8-year-old, 2-bedrm home, comprising lge LR with FP, lge cab elec kit with dining area, bsmt, oil heat, is situated on quiet street close to all services with Stadacona Park only a block away. A very pleasant home on a nicely landscaped lot. I would be pleased to show it at anytime. Call Ross Weber, EV 5-3435, Res. EV 5-3431.
ASKING PRICE $11,900
With good terms to be arranged.

ESQUIMALT 3 YRS OLD
HERE'S VALUE FOR YOUR MONEY
2-bedrm bung close to all services, 1 bedrm extra large, LR 15x11, large cabinet kitchen, 4-pce bath. Oak floors. Full high basement, drive-in garage, W/C furnace. On sewer. Shake exterior. Duroid roof. Fenced lot 50x141. Full price $8900
For terms and further information, please call A. Marion EV 5-3435 or Res. EV 2-0697

MT. TOLMIE PARK AREA New — Possession Immediate $8950
2 BEDROOMS
CLOSE TO TRANSPORTATION, STORES, SCHOOLS, CHURCHES. $3,750 DOWN
EXCELLENT FOR RETIRED COUPLE OR INVESTORS
Contact Wallace J. Malcolm, Res., EV 2-4334

P. R. BROWN & SONS LTD.

ARE PLEASED TO OFFER
4 NHA lots on Camrose Crescent, just off Maplewood, on sewer in subdivision, numbered 6, 7, 8 and 9.
FIRST HERE — FIRST SERVED

REMEMBER GOOD BUILDING LOTS ARE SCARCE!!
EACH $1650
Please phone R. E. Hills, EV 5-3435; or res. EV 3-6918

SWINERTONS
(Established 1889)
620 BROUGHTON ST EV 5-7181

OAK BAY TUDOR NEAR SEA
This well-located and attractive semi-Tudor home has 5 nice rms on landscaped lot. Comprises large entrance vestibule with entrances to bedrm and large LR with FP; DR oak floors, elec kit, 2 large bedrms, 4-pc bath (tiled), lots of closets. Full bsmt. Oil heat. Greenhouse and drive-in garage $13,750
Mr. R. Cox, EV 3-7181, EV 3-3814

QUICK POSSESSION
Brand new and most attractive RANCH-TYPE bungalow, 1,480 sq. ft. of planned living. Through hall to 20-ft. living room with picture window, spacious cab kit, dining rm, 3 large bedrms. Hardwood and tile floors. Lots of storage space. OIL HEAT. The down payment $2,700 and monthly payments only $76.
Price $14,700
Mr. Holland, EV 3-7181, EV 4-7699.

SACRIFICE SALE
Urgent, must be sold at once. This 3 bedrm home has approx. $1,150 sq. ft. L-shaped living, DR 21'x13' 6", with fireplace. Cab elec kit with space for dinette set, 4-pc bathrm. Oil HA heat. High bsmt. Dr-in garage. 5% mortgage, 3 yrs old.
Easy terms at $12,900
Mr. Wright, EV 3-7181, EV 2-9409.

ISLAND HOMES LTD.
2510 Douglas Street EV 5-7511

NEAR VISTA HEIGHTS

DE LUXE BUNGALOW
This eight-year-old stucco bungalow is in immaculate condition throughout. Has nice roomy LR with FP, large cab kitchen with nook, 2 large bedrooms and 4-pce bathroom. Full high basement with extra finished room. Electric hot water, dr-in garage. Price includes range. Good terms. Full price only $10,500
EXCLUSIVE LISTING
Hurry and call Jack Robertson EV 3-5517 or EV 5-7511

Brown Bros. AGENCIES LIMITED
1125 BLANSHARD STREET
MEMBER REAL ESTATE BOARD
MEMBER MULTIPLE LISTING BUREAU

COUNTRY RESIDENCE 5 ACRES—DEEP COVE
MODERN 5-ROOM BUNGALOW. Oil-O-Matic heat; 2 garages. 3½ acres in pasture with several beautiful trees; 1½ acres in timber. Truly a beautiful place. Ideal for dog kennels, growing bulbs, or just to have your saddle horses. Expensive homes adjacent. If you are retiring I could not recommend any other place more highly. Approximately half cash asked and a real buy at only $13,850
Mr. Hill EV 5-8771 res. EV 3-7585

JUBILEE AREA 4 ROOM STUCCO
This attractive little home is situated ½ block from hospital and transportation on improved street. 20' living room, 2 nice bedrooms, large kitchen with dining area, separate garage and small greenhouse. No basement. The perfect home for older couple and a good buy with some terms at the price of $7350
Mr. Hill, EV 5-8771, res. EV 3-7585

OAK BAY MOVE IN NOW!
3 bedroom home on Eastdowne, 8 years old, full basement, auto oil heat, landscaped lot. A nice looking house, close to schools, bus, etc. JIM RANSON would be happy to show interested parties through. Full price $15,000
Res. EV 5-6614, office EV 5-8771

LET'S GO TO THE COUNTRY ESTATE SALE
Want to be a gentleman rancher? Room to have a horse and dogs. Live in this modern 2-bedroom home on 2½ acres. Full bsmt, with EXTRA bedroom, shower, rumpus room, auto oil package heat. Extra cottage for the hired hand or relatives. If you are going for a drive go past 3450 Metchosin Rd. Call JIM RANSON or ALEX HILL
Res. EV 5-6614 or EV 3-7585
Office EV 5-8771

NHA
APPROX. 1,200 SQ. FT.
BRAND NEW, 6-room stucco bungalow with full bsmt, oil heating, spacious rooms. Close to schools, stores and bus. Reasonable down payment $13,990
Full price
Please ask for Mr. Lawson.
Eves. EV 2-4867, days EV 5-8771

CUTE AND COSY
IDEAL FOR OLDER COUP